

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: PROPOSED DISPOSITION OF PARCEL L-22  
IN THE WASHINGTON PARK URBAN RENEWAL AREA  
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Mr. Leroy Davis, President of L & L Developers, Inc. has expressed a desire to develop said Parcel L-22 for the purpose of constructing a plastics manufacturing concern in accordance with the provisions of the Urban Renewal Plan and the policies and procedures adopted by the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That L & L Developers, Inc. be and hereby is conditionally designated as Redeveloper of Disposition Parcel L-22, subject to submission within 45 days of the following documents satisfactory to the Authority:
  - a. Preliminary plans indicating placement of the structure on the site and provisions for parking and landscaping.
  - b. Proposed construction schedule.
2. That this designation is subject to concurrence in the proposed transaction by the Department of Housing and Urban Development and approval of a minimum disposition price.
3. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.

4. That the Secretary of the Authority is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



MEMORANDUM

APRIL 16, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: TENTATIVE SELECTION OF DEVELOPER  
DISPOSITION PARCEL L-22  
WASHINGTON PARK URBAN RENEWAL AREA  
PROJECT NO. MASS. R-24

Disposition Parcel L-22 is located at the southerly intersection of St. James Street and Washington Street. It contains approximately 37,000 square feet.

A development proposal for Parcel L-22 has been submitted by Mr. Leroy Davis of L & L Developers, Inc., to construct a 20,000 square foot structure which is to be utilized for the manufacture of plastic products. L & L Developers, Inc., presently owns the abutting manufacturing plant formerly known as Arrow Manufacturing Company. The proposal indicates a potential for the employment of 100 employees after a year of operation. It is anticipated that the employees will come from the Washington Park Project Area.

L & L Developers has received a firm loan commitment from the New England Life Insurance Company in excess of \$250,000.00. The architect is to be Mr. Axel Kaufmann and the present proposal is that L & L Developers, Inc. be the construction firm.

Since L & L Developers, Inc., has submitted a firm proposal for Parcel L-22 and since the proposed use would enhance the employment potential and the economic structure of the Project Area, it is recommended that the Authority tentatively designate L & L Developers, Inc., as Redeveloper of Disposition Parcel L-22 subject to the usual Authority conditions and restrictions.

An appropriate Resolution is attached.

Attachment